

**167 Booran Road, Caulfield South, Vic 3162**

**House For Sale**

Wednesday, 17 April 2024



167 Booran Road, Caulfield South, Vic 3162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 603 m2**

**Type: House**



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**\$1,700,000 - \$1,800,000**

A comfortable & convenient lifestyle awaits in this inviting Californian Bungalow classic "La-France" that has been updated & extended into an extremely versatile family home. Where the distinctive period charm of yesteryear including decorative ceilings, glistening lead light windows & timber floors blend seamlessly with the modern comforts of today & while exceptionally comfortable as is, also presents exciting scope to further modernise over time should you choose. A picture perfect façade, inviting front porch & picturesque front garden setting greet you on arrival. On the interior, a wide & welcoming entrance hallway accesses a generously sized formal lounge with open fireplace & a separate dining room, culminating in the heart of the home - an expansive open plan living & dining zone with soaring vaulted ceilings overlooking a well established rear garden sanctuary. These light filled living spaces all come together around an internal courtyard with electric louvre roof & large gas heated swim spa with garden surrounds, ideal for year round alfresco entertaining with ease. Adding to the appeal is a large well equipped granite kitchen with stainless steel appliances (including dishwasher), walk-in pantry & an abundance of storage & bench space. The downstairs domain also features a good sized main bedroom with walkway of built-in robes & updated skylit ensuite & a study/home office/optional fifth bedroom. While upstairs three additional freshly carpeted bedrooms with built-in/walk-in robes & a sparkling central bathroom with shower over bath completes the accommodation. Other features include single garage/storage space & additional off street parking in driveway for at least three cars, ducted heating, split system heating/cooling, large attic storage, powder room, under stair storage & laundry. Conveniently located close to the best the area has to offer - just a short stroll to Glen Huntly Road or Ormond Village for all your shopping, eating & transport needs (train and tram lines), close to Caulfield Racecourse, beautiful parklands, the amazing Booran Reserve play space, abundant sporting facilities & popular local cafes & within the coveted Caulfield South Primary School zone.